152.0	0009	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,093,000	/	1,093,000
USE VALUE:	1,093,000	/	1,093,000
ASSESSED:	1,093,000	/	1,093,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOB PHILIP
Owner 2:	PELTRE BEATRICE
Owner 3:	
Street 1:	103 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHERNOBLE MARGARET -
Owner 2:	-
Street 1:	103 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,750 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 3022 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10750.000	496,700	2,300	594,000	1,093,000
Total Card	0.247	496,700	2,300	594,000	1,093,000
Total Parcel	0.247	496,700	2,300	594,000	1,093,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.71 | /Parcel: 361.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 101302
GIS Ref:
GIS Ref:
Insp Date: 04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	496,700	2300	10,750.	594,000	1,093,000	1,093,000	Year End Roll	12/18/2019
2019	101	FV	387,000	2300	10,750.	556,900	946,200	946,200	Year End Roll	1/3/2019
2018	101	FV	387,000	1700	10,750.	460,400	849,100	849,100	Year End Roll	12/20/2017
2017	101	FV	387,000	1700	10,750.	423,200	811,900	811,900	Year End Roll	1/3/2017
2016	101	FV	387,000	1700	10,750.	386,100	774,800	774,800	Year End	1/4/2016
2015	101	FV	320,100	1800	10,750.	378,700	700,600	700,600	Year End Roll	12/11/2014
2014	101	FV	320,100	1800	10,750.	351,900	673,800	673,800	Year End Roll	12/16/2013
2013	101	FV	320,100	1800	10,750.	334,900	656,800	656,800		12/13/2012

!11969!

PRINT

Date	Time
12/11/20	02:05:37

LAST REV

Date	Time
02/25/20	11:46:03
danam	
11969	

USER DEFINED

Prior Id # 1:	101302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERNOBLE MARGA	54898-238		6/28/2010		725,000	No	No		
CHERNOBLE DANIE	52435-16		3/19/2009	Family	216,200	No	No		
CHERNOBLE DANIE	44519-135		1/21/2005	Family		No	No		
	13784-383		9/1/1979		73,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	1282	Shed	30,098	C				
4/8/2015	299	Redo Bat	56,250		4/8/2015			Renovate 2nd floor
11/25/2014	1596	Porch	14,400					Build new porch pe
10/13/2011	1282	Manual	4,500	C				install beam
9/29/2011	1206	Redo Bat	18,265	C				
8/17/2010	1004	Redo Kit	32,000					
4/2/2009	199	Redo Bat	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	Meas/Inspect	HS	Hanne S
5/27/2015	Permit Insp	PC	PHIL C
5/7/2012	Info Fm Prmt	BR	B Rossignol
3/24/2011	Info Fm Prmt	BR	B Rossignol
11/5/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Inspected	243	PATRIOT
11/22/1999	Measured	272	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10750		Sq. Ft.	Site		0	80.	0.69	9									594,002						594,000	

Total AC/HA: 0.24679 | Total SF/SM: 10750 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 594,002 | Spl Credit | Total: 594,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.02423143
Const Adj.:	0.99989998
Adj $ / SQ:	107.534
Other Features:	141500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520646
Depreciation:	23950
Depreciated Total:	496697

COMMENTS

FPL, NON FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

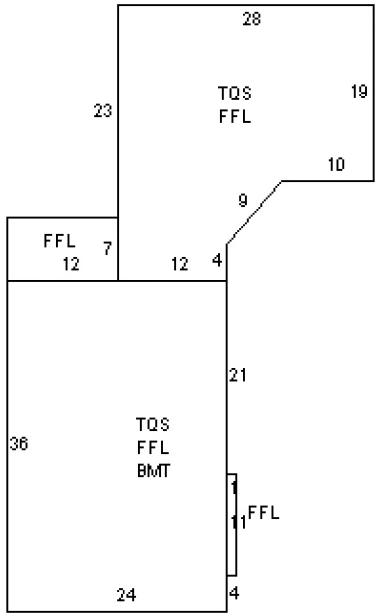
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	118.29
Special Features:	0	Val/Su Net:	135.34
Final Total:	496700	Val/Su SzAd	177.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,644	107.530	176,785
TQS	3/4 Story	1,162	107.530	124,927
BMT	Basement	864	34.840	30,103

Net Sketched Area:	3,670			Total:	331,815
Size Ad	2805.75	Gross Are	4057	FinArea	3022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	101						
40	Lean-To	D	Y	1	8X8	A	FR	1960	7.00	T	51	101			200			200
22	Wood Deck	D	Y	1	12X16	A	AV	1980	11.21	T	31.2	101			1,500			1,500
19	Patio	D	Y	1	8X15	A	AV	2014	5.38	T	5	101			600			600

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300